



**CITY OF MIDDLETON**  
P O Box 487  
1103 W MAIN ST, MIDDLETON, ID 83644  
208-585-3133, FAX: 208-585-9601  
WWW.MIDDLETON.ID.GOV



Planning and Zoning Department

## Land Use Application

Rev: 4/24/2019

Fee Paid: \$ 4,500 3.105178

Application Accepted by: JK

Date Application Accepted: \_\_\_\_\_

Flood Plain Fee? 3,000  
SUP -500.00

### Applicant:

Peter Harris Construction - Peter Harris 208.941.5787 harrishomes@cableone.net  
Name Phone Email  
6951 Duncan Lane Boise, Idaho 83714  
Mailing Address City, State Zip

### Representative:

KM Engineering, LLP. - Stephanie Leonard 208.639.6939 sleonard@kmengllp.com  
Name Phone Email  
9233 West State Street Boise, Idaho 83714  
Mailing Address City, State Zip Code

#### PUBLIC HEARINGS\*\*

- ☐ Annexation and Zoning  
☐ Rezone  
☐ Vacate Right-of-Way  
☐ Comprehensive Plan Map  
or Text Amendment

#### PUBLIC MEETINGS\*

- ☐ Design Review  
☒ Preliminary Plat  
☐ Construction Plans \*\*\*  
☐ Final Plat

#### PUBLIC HEARINGS\*\*

- ☐ Development Agreement  
☐ Ordinance Amendment  
☐ Special Use Permit  
☒ Variance

\* **Public Meetings:** Individuals have a right to observe, not comment, at an open meeting at which the application is being considered by decision makers. Plats designed to city code and standards do not require a neighborhood meeting or public hearing.

\*\* **Public Hearings:** a neighborhood meeting is required before filing an application, and individuals have a right to participate in the hearing by offering comments. Plats not designed to city code and standards require a neighborhood meeting and public hearing.

\*\*\* **Administratively:** reviewed and approved by the City Engineer and Zoning Official.

Subdivision or Project Name: Concord Square

Site Address: 0 Concord Street, Middleton, ID 83644 Total Acres: 2.69

Crossroads: Near the southeast corner of Birch Avenue and Concord Street

Existing Zoning: R-3 Proposed Zoning: R-3

Floodplain Zone: AE Zone Hillside (grades exceeding 10%): N/A

Peter Harris

Applicant's Printed Name

7-23-20  
Date

[Signature]  
Applicant's Signature



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### Land Use Application

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Checklist - A complete Planning and Zoning Application must include the following.

- ✓ ☒ **Application Form**
- ✓ ☒ **Application Fee** (see Fee Schedule). Note: City Engineer and City Attorney expenses incurred by the city throughout the approval process that are related to relating to this Application are billed to the applicant in addition to the Application Fee. SML Applicant Initial
- ✓ ☒ **Vicinity Map**: attach an 8 ½" x 11" map showing the subject property in relation to land around it that includes the nearest public roads.
- ✓ ☒ **Narrative**: describe and explain your request, anticipated adverse impacts on neighbors, and other information helpful to decision-makers. Please attach the following if applicable.

#### Applicable Not Applicable

- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Describe how request is consistent with comprehensive plan (for annexation, zoning, comprehensive plan or ordinance amendments only) |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Design review materials and information (design review application only)   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Proposed preliminary plat, drainage calculations, traffic impact study   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Proposed construction drawings (construction plans application only)   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Proposed final plat (for final plat application only)  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Proposed development agreement   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Worksheet (for special use permit or variance only)  |

- ✓ ☒ **Proof of Ownership or Owner's Consent**: attach a copy of landowner's deed and, if applicable, a letter from the landowner that authorizes the applicant to file an application.
- ✓ ☒ **Property Boundary Description** including reference to adjoining road and waterway names that is signed and stamped by a land surveyor registered in the State of Idaho. If more than one zoning designation is being requested, separate legal descriptions are required for each zoning designation.
- ✓ ☒ **Neighborhood Meeting**: If applicable, attach original sign-up sheet.
- ✓ ☒ **Mailing Labels**: Adhesive mailing labels containing the names and addresses of property owners within 300 feet of the external boundaries of the subject property (available at Canyon County Assessor's office or title companies). Two(2) sets if application requires a public hearing.
- ✓ ☐ **Complete Application** (City use only: check box and initial if Application is complete): JK

*Need SUP & Floodplain Fee - Emailed 8-21-2020*  
*\$500.00 3,000.00*



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**Planning Department**  
**Special Use Permit Checklist**  
Rev: 2/11/2019

**Property Owner(s):** Peter Harris Construction Inc.

**Please answer the following questions:**

1. Property Size: 2.69 acres
2. Crossroads: Southeast corner of West Concord Street and Birch Avenue
3. Future Land Use Designation: Residential - Special Area
4. Surrounding Land Uses: Residential to north, south, east and west
5. If approved, what is the expected effect on roadways and traffic? There will likely be a slight increase in the number of vehicular trips since 8-9 additional homes are proposed
6. Will the proposed use generate a nuisance of light, glare, noise, vibration, smoke, fumes, odor, dust, etc.? No, this use is compatible with surrounding residential uses

**If applicable:**

Days and hours of operation: n/a

Number of employees (full-time): n/a (part-time): n/a

Number of employees (living on-site): n/a (living off-site): n/a

Frequency of deliveries: n/a Location of deliveries: n/a

**Commission Evaluation:** A public hearing will be scheduled before the Planning and Zoning Commission, which will review the application, receive verbal and written comments, and make a final decision based on the standards identified in Middleton City Code 1-15-7 and other applicable code sections.

How will the proposed use be harmonious with the goals, objectives, and strategies in the Comprehensive Plan?

Will the proposed use be served adequately by essential public facilities and services (pathways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools or will the proposed use create excessive additional requirements at public cost for public facilities and services?

Will the proposed use be injurious to others by involving activities, processes, materials, equipment or conditions of operation that will be hazardous, or a nuisance to a person, or to existing or future



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Planning Department

## Special Use Permit Checklist

Rev: 2/11/2019

neighboring uses? Nuisance means excessive traffic, vibration, noise, dust, fumes, glare, or odors or other similar nuisances.

**Conditions of Approval:** When approving a special use permit, conditions may be attached to:

- Minimize impact on other development;
- Control sequence and timing;
- Establish duration of the use;
- Assure the development is maintained properly;
- Designate the location and nature of development, including signs;
- Require the provision for on-site or off-site public facilities or services;
- Require more restrictive standards than those generally required in ordinance;
- Specify the period of time for which a permit is issued and conditions which, if not followed, will bring about revocation of the conditional use permit; and
- Require mitigation of effects of the proposed use upon service delivery by any political subdivision of the State of Idaho providing services within the planning area (Middleton's area of city impact).

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**Planning and Zoning Department****Floodplain Development Permit Application**

Rev: 8/20/2019

Fee Paid: \$ \_\_\_\_\_

Application Accepted by: \_\_\_\_\_

Date Application Accepted: \_\_\_\_\_

**Applicant:**

<u>Peter Harris Construction - Peter Harris</u>	<u>208.941.5787</u>	<u>harrishomes@cablone.net</u>
Name	Phone	Email
<u>6951 Duncan Lane</u>	<u>Boise, Idaho</u>	<u>83714</u>
Mailing Address	City, State	Zip

**Property Owner(s):**

<u>Peter Harris Construction - Peter Harris</u>	<u>208.941.5787</u>	<u>harrishomes@cablone.net</u>
Name	Phone	Email
<u>6951 Duncan Lane</u>	<u>Boise, Idaho</u>	<u>83714</u>
Mailing Address	City, State	Zip Code

**Representative:**

<u>KM Engineering, LLP. - Stephanie Leonard</u>	<u>208.639.6939</u>	<u>sleonard@kmengllp.com</u>
Name	Phone	Email
<u>9233 West State Street</u>	<u>Boise, Idaho</u>	<u>83714</u>
Mailing Address	City, State	Zip Code

**Site Information:**

<u>O Concord Street</u>	<u>Middleton, Idaho</u>	<u>83644</u>
Street Address	City, State	Zip Code

Assessor's Tax Parcel No(s): R1869601000Total Acres of Site: 2.69 Subdivision: Weiber's Acreage Lot(s): 8 & 9 Block(s): \_\_\_\_\_**Description of Work (Complete for all Work):****1. Proposed Development Description**

- ☒ New Building(s)
- ☐ Manufactured Home
- ☐ Improvement to Existing Building
- ☐ Filling
- ☐ Other: \_\_\_\_\_



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## Planning and Zoning Department

### Floodplain Development Permit Application

Rev: 8/20/2019

Fee Paid: \$ \_\_\_\_\_

Application Accepted by: \_\_\_\_\_

Date Application Accepted: \_\_\_\_\_

2. Size and location of proposed development (attach site plan):

Approximately 2.69 acres situated in the east 1/2 of the SW 1/4 of Sec. 6, T4N, R2W.

Near the southeast corner of Concord Street and Birch Avenue in Middleton, Idaho.

3. Is the proposed development in a Special Flood Hazard Area (Zones A or AE)?

☒ Yes

☐ No

4. Per the floodplain map, what is the zone and panel number of the area of the proposed development?

Zone(s): AE and Floodway Panel No. 16027C0234G

5. Are other Federal, State or local permits obtained?

☐ Yes

☒ No

6. Is the proposed development in an identified floodway?

☒ Yes - a portion adjacent to Willow Creek

☐ No

7. If yes to No. 6, "No Rise Certification" with supporting data attached?

☐ Yes

☒ No - will be submitted with final design and/or building permit

#### Complete for New Structures and Building Sites:

1. Base Flood Elevation at the site: 2,408 feet NGVD
2. Required lowest floor elevation (including basement): 2,409 feet NGVD
3. Elevation to which all attendant utilities, including all heating and electrical equipment will be protected from flood damage: 2,409 feet NGVD

#### Complete for Alterations, Additions, or Improvements to Existing Structures:

1. What is the estimated market value of the structure? \$ \_\_\_\_\_
2. What is the cost of the proposed construction: \$ \_\_\_\_\_
3. If the cost of the proposed construction equals or exceeds 50% of the market value of the structure, then the substantial improvement provision shall apply.

#### Complete for Non-Residential Floodproofed Construction:

1. Type of floodproofing method: \_\_\_\_\_
2. The required floodproofing elevation is: \_\_\_\_\_ feet NGVD
3. Floodproofing certification by a registered engineer is attached  
☐ Yes  
☐ No





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## Planning and Zoning Department

### Floodplain Development Permit Application

Rev: 8/20/2019

Fee Paid: \$ \_\_\_\_\_

Application Accepted by: \_\_\_\_\_

Date Application Accepted: \_\_\_\_\_

#### Complete for Subdivisions and Planned Unit Developments:

1. Will the subdivision or other development contain 50 lots or 5 acres  
☐ Yes  
☒ No
2. If yes, does the plat or proposal clearly identify base flood elevations?  
☐ Yes  
☐ No
3. Are the 100-year floodplain and floodway delineated on the site plan?  
☒ Yes  
☐ No

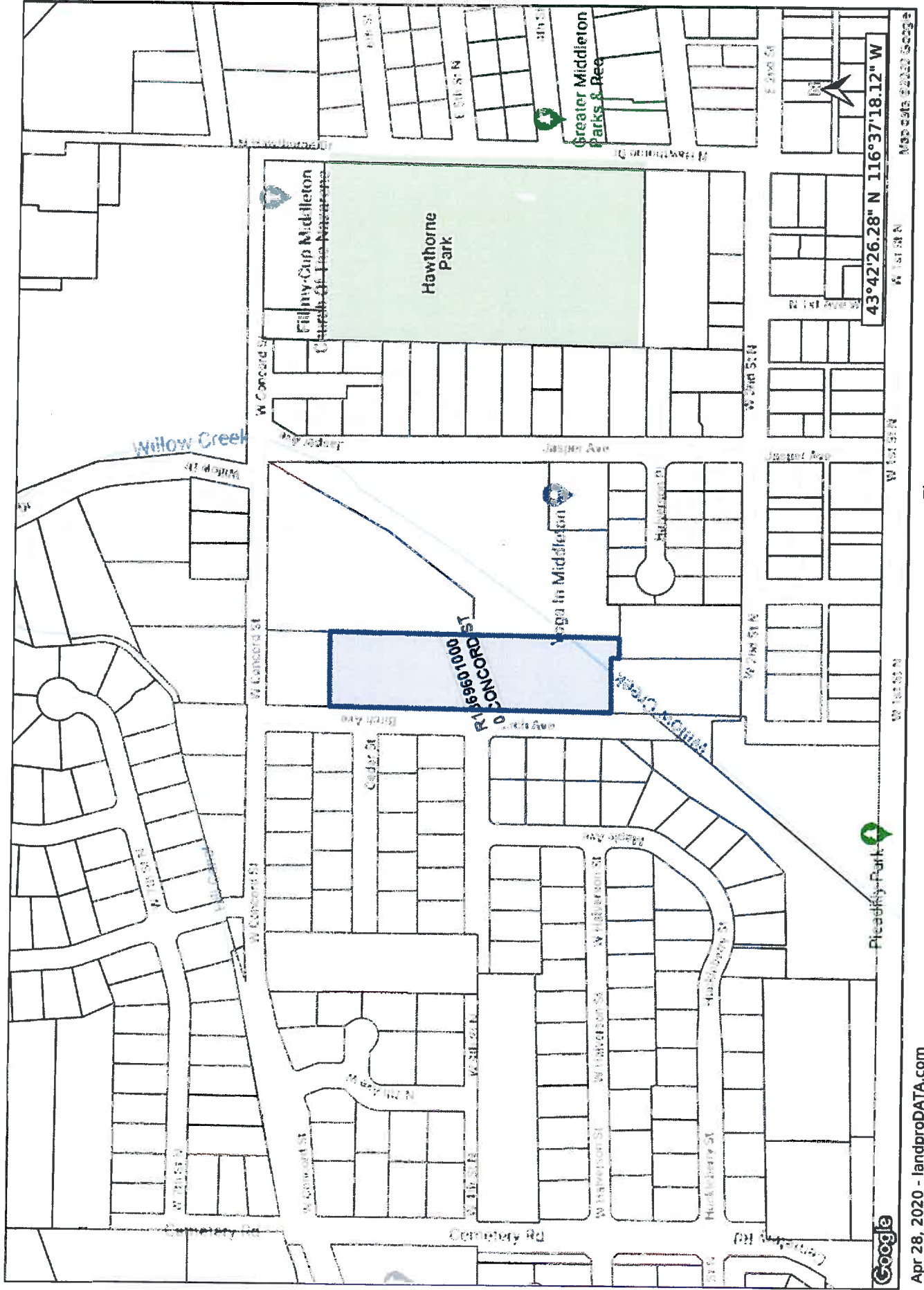
I hereby certify that all the information requested and as submitted is correct to the best of my knowledge. I understand that additional information or requirements may be required per the Floodplain Administrator.

  
Applicant Signature

8.20.20  
Date

#### FOR OFFICE USE ONLY

1. Permit Approved – Before Construction: \_\_\_\_\_ Date
2. Elevation Certificate Attached – Before Construction: \_\_\_\_\_ Date
3. CONDITIONS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
4. Local Administrator Signature: \_\_\_\_\_ Date
5. Permit Approved – After Construction \_\_\_\_\_ Date
6. Elevation Certificate Attached – After Construction: \_\_\_\_\_ Date
7. As-Built Lowest Floor Elevation: \_\_\_\_\_ feet NGVD
8. Work Inspected By: \_\_\_\_\_ Date
9. Local Administrator Signature: \_\_\_\_\_ Date





August 21, 2020  
Project No.: 20-047

Mr. Bruce Bayne  
City of Middleton  
Planning and Zoning Department  
1103 West Main Street  
Middleton, ID 83644

**RE: Concord Square Subdivision – Middleton, ID  
Preliminary Plat and Variance/Special Use Permit Narrative**

Dear Mr. Bayne:

On behalf of Peter Harris Construction, Inc., we are pleased to submit the attached applications and required supplements for a preliminary plat and variance/special use permit application for Concord Square Subdivision. Please accept this letter as the required written narrative regarding the project.

*Site Information*

The subject property is approximately 2.69 acres identified as parcel number R1869601000 in Middleton. This project is located near the southeast corner of Concord Street and Birch Avenue. The property is bounded on the north and west by single-family residences zoned R-3 (Single Family Residential) in Middleton; to the south and east by undeveloped land single-family residences zoned R-4 in Middleton and the Willow Creek Lateral.

The enclosed applications propose to subdivide approximately 2.69 acres into single-family residential building lots in an established part of Middleton. In addition, we are requesting a variance/special use permit application to vary slightly from setback and maximum density requirements.

*Comprehensive Plan*

According to the City's Comprehensive Plan, the subject site is located within the *Residential - Special Area* future land use



designation. In accord with that plan, we are proposing to construct 9 new building lots to accommodate single-family homes.

Our proposed project supports several goals and objectives found within the comprehensive plan. The proposed development will meet Goal 4 by promoting a quality of life through protecting property rights and stabilizing property values by constructing complementary and similar housing product. This project also fulfills Goal 11 in providing a new type of housing product to fulfill and match residents' lifestyles and by promoting in-fill housing in a well-established part of Middleton.

#### Preliminary Plat

We propose to subdivide the approximately 2.69 acres into 9 single-family residential lots. In accord with the R-3 zoning district, the minimum property size is 8,003 square feet while the average property size is 13,048 square feet.

Most of this subdivision will comply with the dimensional standards set forth by the R-3 zone. However, due to the configuration of the property and the encroaching floodway on the south part of the site, we are requesting a variance on rear and front setbacks for Lots 1-9. More information regarding this request is provided herein.

In accord with City requirements, curb, gutter and 5-foot sidewalk is proposed along Birch Avenue to provide connectivity to surrounding neighborhoods and will be constructed according to the City of Middleton's standards. Our proposed street and common driveway sections are included in the enclosed preliminary plat.

In researching this property, we referenced a subdivision that had previously been proposed, the Big Deal Subdivision. The Big Deal Subdivision utilized space by configuring lots into pie shapes fronting on bulb-outs and taking access via Birch Ave. In an attempt to efficiently use the property, we have configured lots in a linear manner to provide more buildable area while giving the appearance of a traditional neighborhood to reflect the surrounding community.

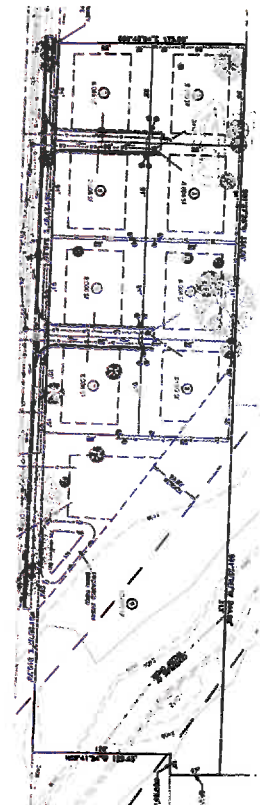
#### *Services*

Services in this area are shallow and challenging to extend to the subject site. The most viable and efficient options for sewer and water have been designed to ensure future maintainability and to contribute to the Middleton tax base. Sewer is going to be extended from the rear of a private residential lot (Parcel No. R1864800000) to the east where it will be stubbed to the middle of Birch Avenue. Sewer will then be extended north and south to serve the residential lots proposed.

Gravity and pressure irrigation will be provided by the Middleton Mill Ditch Company; coordination with existing users is currently being facilitated.

#### *Access*

As you can see on the attached plat, each home will take access from a common driveway easement via Birch Avenue. Two (2) sets of four (4) buildable lots will be served via two (2) separate private driveways. The ninth lot on the southern part of the site will take access directly from Birch Avenue as shown on the preliminary plat.



### *Floodplain Development*

This project is located within the Willow Creek 100 Year Floodplain due to its proximity to Willow Creek. In accord with Middleton City Code, the subdivision of this site into 9 single-family residences has been designed to prevent any hazards to life or limb, hazard to property, adverse effects on the safety, use or stability of a public way or drainage channel and will not have an adverse impact on the natural environment. Future development of each buildable lot will comply with standards as set forth by the City of Middleton and FEMA.

### Variance / Special Use Permit

As mentioned, we are requesting to vary slightly from the standard required rear and front setbacks for the R-3 zone for Lots 1-9. Given site constraints related to the adjacent creek, associated floodway, and configuration of the parcel we request this variance (special use permit) to allow the property to develop in a manner consistent with surrounding properties.

As depicted on the proposed preliminary plat, the floodway encumbers a significant portion of the site. In compliance with City Code, we have also incorporated the 50' setback required for the floodway. The remaining buildable area can facilitate 9 lots according to the R-3 minimum lot size. However, minor relief from rear and front setbacks will yield a more efficient and functional building envelope and as a result, a more cohesive product for the area.

We envision developing an innovative product that will complement existing homes in the area while providing a building footprint not widely available in Middleton. To facilitate this building footprint and due to the buildable area and configuration of the site we are requesting a 5' relief from the rear and front setbacks as shown below.

SETBACK	CURRENT SETBACK DISTANCE	PROPOSED SETBACK DISTANCE
Minimum Front Setback	25'	20'
Minimum Rear Setback	20'	15'
Minimum Interior Side Setback	10'	10'
Minimum Side Street Setback	20'	20'

In addition to requesting a variance/special use permit for reduced front and rear setbacks we are requesting to exceed the maximum gross density of the R-3 district by 0.4 dwelling units an acre (du/acre) to yield an overall density of 3.4 gross du/acre. As the site is currently configured, Lots 1-8 will be a standard size and shape for the R-3 district. However, Lot 9 is encumbered by the Willow Creek floodway and associated 50' setback, which will leave an expanse of open, undevelopable space at the south part of the site. Since homes will take access via common driveways, the appearance of the development will be consistent with densities typically sought after in the R-3 district and will complement existing homes in the area.

We believe this development, although over the maximum density allowance, will appear less-dense due to the configuration of lots and open space as required by the floodway. Leniency in this requirement would allow high-quality homes to be built more economically and as a result would be more widely available to offer additional housing options in a beautiful part of Middleton.

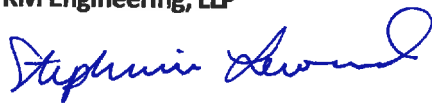
In preparing for this application we met with neighbors in the vicinity of this property on July 23<sup>rd</sup>. Approximately 13 neighbors signed-in and several others attended. We discussed the project and proposed variances with neighbors – no one expressed concern or adverse opinions regarding the request. Most attendees were interested to hear about the type of and number of homes proposed, improvements proposed to Birch Ave. and irrigation facilities, and development of their own properties.

*Conclusion*

With the proposals discussed herein, we feel that the Concord Square Subdivision project complements the surrounding residential uses, accommodates natural features of the site while offering a safe and attractive environment, and provides additional housing opportunities in Middleton in accord with goals and objectives within the Comprehensive Plan.

We appreciate the time you and other members of City Staff have spent to help us understand the steps needed to accomplish this project. Should you have questions or require further information to process these applications, please feel free to contact me.

Sincerely,  
**KM Engineering, LLP**



Stephanie Leonard  
Land Planner

cc: Peter Harris Construction, Inc.  
Mr. Peter Harris

### SITE DATA

[illegible]

### **CONCEPT ACQUISITION**

NOVA  
10/23/08 1:04  
E46 007118  
PROPOSED ACQUIRING MANUS  
JCS-1  
R-ACE  
ACQUISITION 101  
10/23/08 1:04  
E46 007118

**A-9** **RECEIVED** **THE** **STATE** **ARCHIVE**

2. WILLIAM H. HARRIS (BORN 1914) IN THE SERVICE OF THE UNITED STATES GOVERNMENT, AT THE TIME OF SERVICE OF A BARRING ORDER.
3. JOSEPH W. SMITH (BORN 1914) AND JOHN H. SMITH (BORN 1914) IN THE SERVICE OF THE UNITED STATES GOVERNMENT, AT THE TIME OF SERVICE OF A BARRING ORDER.
4. JOHN H. SMITH (BORN 1914) AND JOHN H. SMITH (BORN 1914) IN THE SERVICE OF THE UNITED STATES GOVERNMENT, AT THE TIME OF SERVICE OF A BARRING ORDER.
5. JOHN H. SMITH (BORN 1914) AND JOHN H. SMITH (BORN 1914) IN THE SERVICE OF THE UNITED STATES GOVERNMENT, AT THE TIME OF SERVICE OF A BARRING ORDER.

1347 WILM CTN OF LOTS 11 AND 9 OF P  
5731 OF THE EAST 1/2 OF THE SEC

7700 N. 40TH AVE., SUITE 200, BOULDER, CO 80504  
 (303) 440-1111 FAX (303) 440-1110

**OWNER/DEVELOPER**

6031 PINEDA LANE  
6125 8374  
Pine (200) 941-8787

8133 WEST 34TH STREET  
6132 8314  
Pine (200) 838-0739  
Fax: (200) 838-0830  
CON: 8311 MCDONNELL, P.E.  
E-Mail: [architect@ngb.com](mailto:architect@ngb.com)

1 ALL OTHERS FORA IS BUREAU IN THE  
COORDINATE SYSTEM (LAMB WEST)

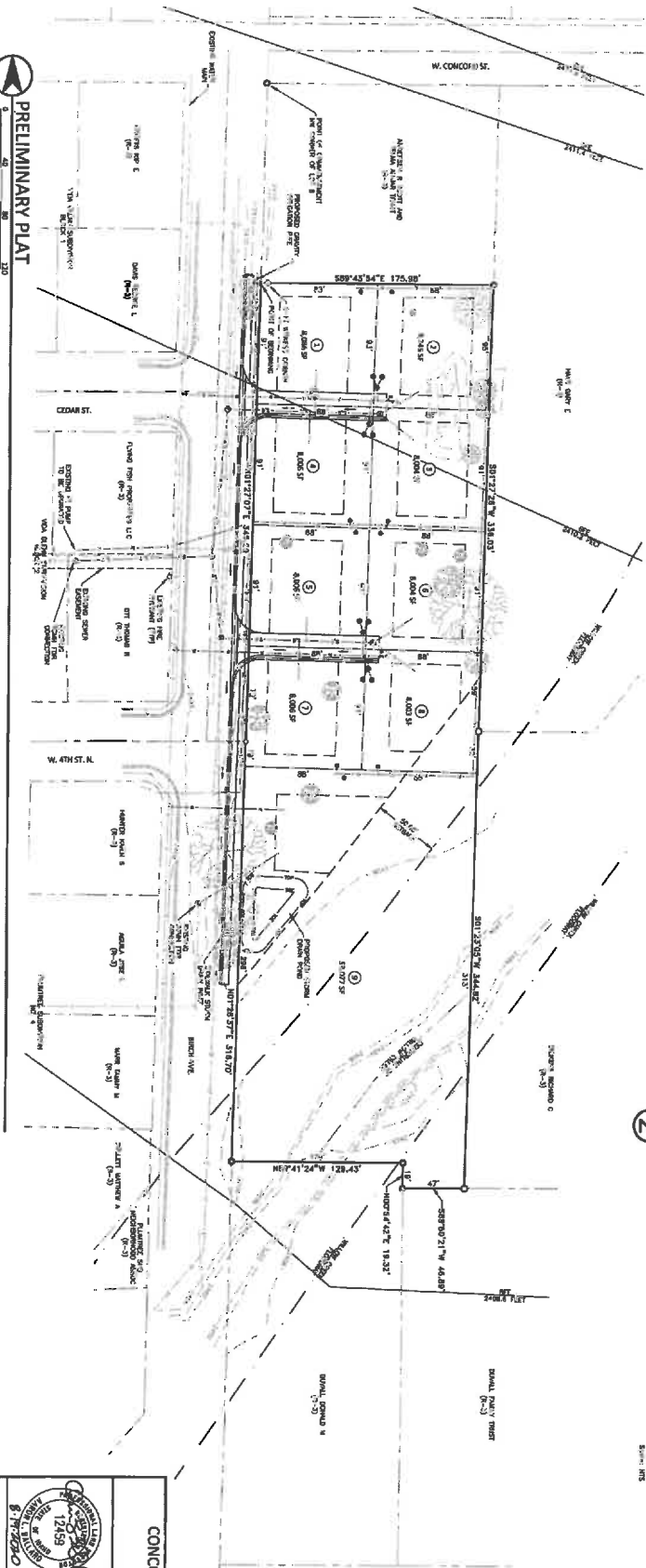
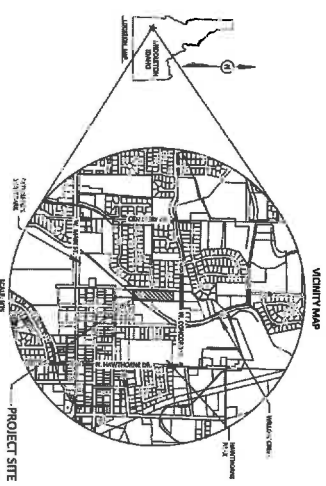
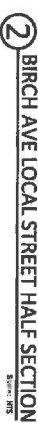
- (INFORMS) PART 1.

1. FLEXIBLE WORK SCHEDULE WILL BE PROVIDED BY THE MODEL TEAM FOR PERSONS TO THE EXTENT POSSIBLE WHOSE WORKING HOURS ARE REQUIRED TO BE COMPLETED IN THE EVENING.

1. All domesticating animals and birds shall be registered with the Department of Agriculture, and the Department shall have the right to inspect and remove any animal or bird which is found to be dangerous or vicious.
2. All domesticating animals and birds shall be registered with the Department of Agriculture, and the Department shall have the right to inspect and remove any animal or bird which is found to be dangerous or vicious.
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10. All domesticating animals and birds shall be registered with the Department of Agriculture, and the Department shall have the right to inspect and remove any animal or bird which is found to be dangerous or vicious.

ARE-SUBDIVISION OF WEIBER'S ACREAGE

THAT PORTION OF LOTS 8 AND 9 OF THE PLAT OF WEBER'S ACREAGE,  
SITUATED IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 6,  
TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN,  
CITY OF MIDDLETON, CANYON COUNTY, IDAHO



## MIDDLETON, ID

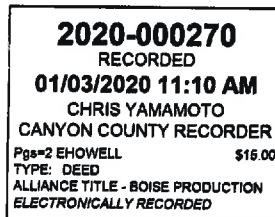
MIDDLETON, ID



**km**  
ENGINEERING  
5025 WEST STATE STREET  
MESA, ARIZONA 85214  
PHONE (602) 839-5700

D:\7-17-06\pp		Digitally signed by Kevin McCarthy, P.E. Date: 2020.08.19 10:56:17 -0500	Rev: 5/07 Date: 5/2/20 20A
	SHEET NO.		PP1.0





**WARRANTY DEED**

Alliance Title & Escrow Corp. Order No.:462904

**FOR VALUE RECEIVED**

**R. Scott Andersen and Telma Anijar Andersen, Trustees of the R. Scott and Telma Anijar Andersen Trust, dated March 24, 2010**

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

**Peter Harris Construction Inc., an Idaho Corporation**

whose current address is

**6951 Duncan Ln.  
Garden City, ID 83714**

the grantee(s), the following described premises, in Canyon County, Idaho, TO WIT:

**See attached Exhibit 'A'**

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: 1/2/2020

The R. Scott and Telma Anijar Andersen Trust

R. Scott Andersen  
By: R. Scott Andersen, Trustee

Telma Anijar Andersen  
By: Telma Anijar Andersen, Trustee

State of Idaho} ss.  
County of Canyon}

On this 2 day of January, 2020, before me, the undersigned, a Notary Public in and for said state, personally appeared R. Scott Andersen and Telma Anijar Andersen known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the R. Scott and Telma Anijar Andersen Trust, and acknowledged to me that they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Tonya A Reeves  
Notary Public for the State of Idaho  
Residing at: Residing In: Meridian  
Commission Expires: 4/20/2022



**Exhibit 'A'**

**Parcel 2**

That portion of Lot 8 and Lot 9 of the Plat of Wieber's Acreage, Book 2, Page 54, lying in the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) and also lying in Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of Section 6, Township 4 North, Range 2 West, Boise Meridian, City of Middleton, Canyon County, Idaho being more particularly described as follows:

Commencing at the Northwest corner of said Lot 8, thence along the west line of said Lot 8, South 00°52'07" West, 150.30 feet, to the POINT OF BEGINNING; Thence, departing said west boundary line and parallel with the north boundary line of said Lot 8, North 89°41'06" East, 175.98 feet; Thence, South 00°52'26" West, 336.03 feet, to a 1" iron pipe; Thence, South 00°48'05" West, 344.92 feet, to a 1" iron pipe and the north boundary line of Lot 2 of Gardner Place, Book 22, Page 46, Canyon County Record's; Thence, along said north boundary line, South 89°15'21" West, 46.89 feet, to a found 5/8" iron rebar being the northwest corner of said Lot 2, also being the east boundary line of Lot 1 of said Gardner Place; Thence, along said east boundary line, North 00°19'42" East, 19.32 feet, to a found 5/8" iron rebar and being the northeast corner of said Lot 1; Thence, along the north boundary line of said Lot 1, South 89°43'36" West, 129.43 feet, to a found 5/8" iron rebar and being the northwest corner of said Lot 1, also being the west boundary line of said Lot 9 of said Wieber's Acreage; Thence, along said west boundary line of said Lot 8 and 9, North 00°53'37" East, 316.70 feet, to the Southwest 1/16 corner of said Section 6; Thence, continuing along said west boundary line, North 00°52'07" East, 345.20 feet, to the POINT OF BEGINNING.

July 27, 2020  
Project No. 20-047

**Concord Square Subdivision**

That portion of Lots 8 and 9 of the Plat of Wieber's Acreage, Book 2, Page 54, records of Canyon County, Idaho, lying in the East half of the Southwest Quarter of Section 6, Township 4 North, Range 2 West, Boise Meridian, City of Middleton, Canyon County, Idaho, and being more particularly described as follows:

Commencing at the Northwest corner of said Lot 8;

Thence following the westerly boundary line of said Lot 8, S01°27'07"W a distance of 150.30 feet to a point being witnessed by a found 5/8-inch rebar which bears S89°43'45"E a distance of 5.00 feet from said point, also being the **POINT OF BEGINNING**.

Thence leaving said westerly boundary line, S89°43'54"E a distance of 175.98 feet to a found 5/8-inch rebar;

Thence S01°27'26"W a distance of 336.03 feet to a found iron pipe;

Thence S01°23'05"W a distance of 344.92 feet to a found iron pipe being the northerly boundary line of Gardner Place, Book 22, Page 46, records of Canyon County, Idaho;

Thence following the northerly subdivision boundary line of said Gardner Place the following three (3) courses:

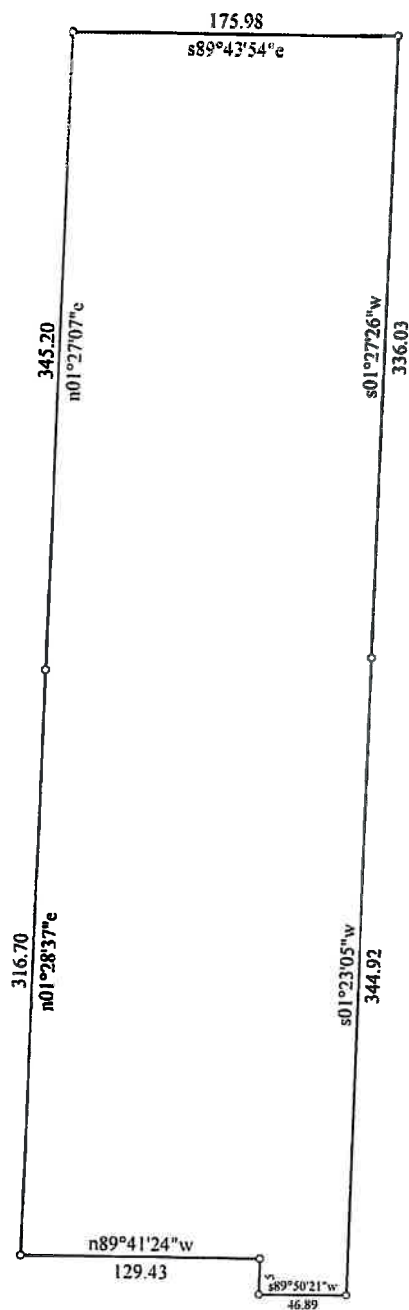
1. S89°50'21"W a distance of 46.89 feet to a found 5/8-inch rebar;
2. N00°54'42"E a distance of 19.32 feet to a found 5/8-inch rebar;
3. N89°41'24"W a distance of 129.43 feet to a found 5/8-inch rebar being the westerly boundary lines of Lots 8 and 9 of the Plat of Wieber's Acreage;

Thence leaving said northerly boundary line and following said westerly boundary lines the following two (2) courses:

1. N01°28'37"E a distance of 316.70 feet to a found 1/2-inch rebar being the Southwest 1/16 corner of said Section 6 (also being the southeast corner of Government Lot 6 of said Section 6);
2. N01°27'07"E a distance of 345.20 feet to the **POINT OF BEGINNING**.

Said parcel contains a total of 2.696 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.





Title: Concord Square Subdivision		Date: 07-27-2020
Scale: 1 inch = 100 feet	File:	
Tract 1: 2.696 Acres: 117435 Sq Feet: Closure = s32.1104e 0.01 Feet: Precision = 1/268655: Perimeter = 1714 Feet		
001=s89.4354e 175.98	004=s89.5021w 46.89	007=n01.2837e 316.70
002=s01.2726w 336.03	005=n00.5442e 19.32	008=n01.2707e 345.20
003=s01.2305w 344.92	006=n89.4124w 129.43	

**Location: On-site (SE Corner of Birch and Concord)**

[illegible]



**DATE:** July 8, 2020  
**TO:** Neighbors  
**FROM:** Peter Harris Construction, Inc.  
**RE:** Property Near Southeast Corner of Birch Ave. and Concord St.

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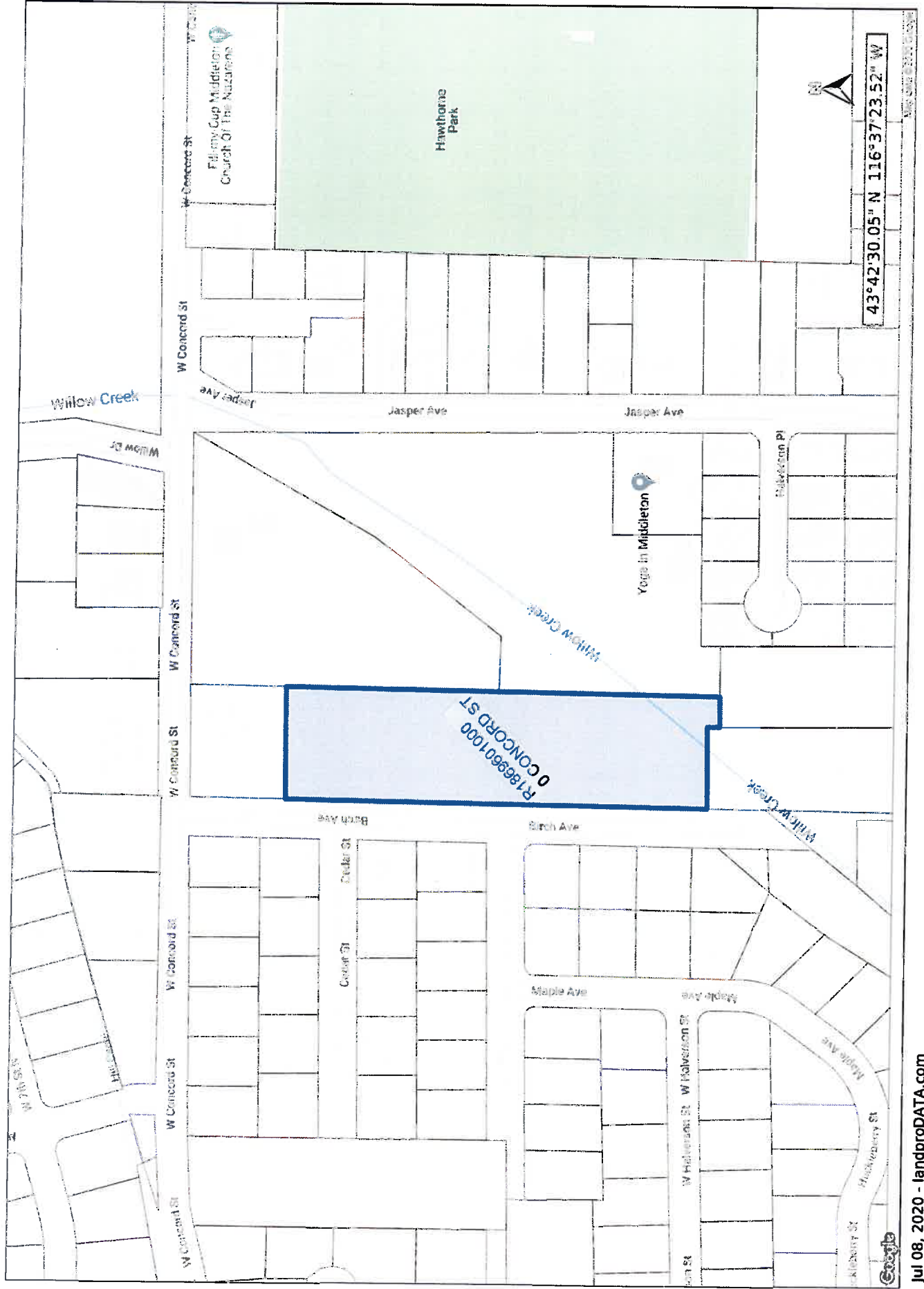
Dear Neighbor:

We are currently working on Preliminary Plat and Variance applications to Middleton City for a property located at 0 Concord Street, near the southeast corner of Birch Avenue and Concord Street directly east of the intersection of Cedar Street and Birch Avenue. The location is depicted on the enclosed vicinity map.

This letter is notice of an opportunity to review and discuss the variance application at a neighborhood meeting as required by Middleton City Code; however, this is not a public hearing and public officials will not be present. The neighborhood meeting will be held on Thursday, July 23, 2020, at 6:00 p.m. at the project site, as is depicted on the attached vicinity map.

We look forward to seeing you there.

# Vicinity Map



AGUILA JOSE L  
355 BIRCH AVE  
MIDDLETON ID 83644

ALLEN LON T  
128 CASTLE MOUNTAIN DR  
GARDEN VALLEY ID 83622

ALLEN THEODORE P  
214 W 2ND ST  
MIDDLETON ID 83644

ANDERSEN R SCOTT AND TELMA  
ANIJAR TRUST  
PO BOX 924  
MIDDLETON ID 83644

ANJOLA ALAN  
PO BOX 361  
MIDDLETON ID 83644

AULD JAMES C  
314 W CONCORD ST  
MIDDLETON ID 83644

BENSON JAMES H  
218 W 2ND ST  
MIDDLETON ID 83644

BUNGER AARON L  
414 ELM ST  
MIDDLETON ID 83644

CASTILLO ARCADIO N  
210 W 2ND ST  
MIDDLETON ID 83644

CLOSE AUSTIN L  
388 MAPLE AVE  
MIDDLETON ID 83644

COLLETT MATTHEW A  
303 BIRCH AVE  
MIDDLETON ID 83644

CROFTS KIP E  
401 W CONCORD ST  
MIDDLETON ID 83644

CROSSROADS CAPITAL LLC  
35425 EVENING GLOW DR  
MURRIETA CA 92563

DAVIS GEORGE L  
402 CEDAR ST  
MIDDLETON ID 83644

DICKENS RICHARD C  
215 JASPER AVE  
MIDDLETON ID 83644

DICKENS RICHARD CHARLES  
215 JASPER AVE  
MIDDLETON ID 83644

DUNN JAY D  
284 MAPLE AVE  
MIDDLETON ID 83644

DUVALL DONALD M  
318 W 2ND ST  
MIDDLETON ID 83644-5490

EMERSON MICKEY JEAN  
217 NELSON CT  
MIDDLETON ID 83644

ENZMINGER CONNIE JO FOSTER  
410 ELM ST  
MIDDLETON ID 83644

FLYING FISH PROPERTIES LLC  
22902 BLESSINGER RD  
STAR ID 83669

HAYS GARY E  
217 CONCORD ST  
MIDDLETON ID 83644

HELD MARIA M  
240 CONCORD ST  
MIDDLETON ID 83644

HOMES N BOISE LLC  
1036 S TEN MILE RD  
KUNA ID 83634

HUGHES DANIEL R  
415 W CONCORD ST  
MIDDLETON ID 83644

HUNTER KARIN S  
379 BIRCH AVE  
MIDDLETON ID 83644

JAVAUX RONALD E  
405 CEDAR ST  
MIDDLETON ID 83644

KEITHLEY FLOYD R  
218 CONCORD ST  
MIDDLETON ID 83644

KISER ROBERT S  
364 MAPLE AVE  
MIDDLETON ID 83644

KNORPP TYLER A  
330 MAPLE AVE  
MIDDLETON ID 83644

KOM DONALD R  
 PO BOX 1083  
 MIDDLETON ID 83644

LEVIN JACOB T  
 409 CEDAR ST  
 MIDDLETON ID 83644

MARR TAMMY M  
 341 BIRCH AVE  
 MIDDLETON ID 83644

MC CLINTICK ETSUKO  
 218 NELSON CT  
 MIDDLETON ID 83644

MIDDLETON CITY OF  
 PO BOX 487  
 MIDDLETON ID 83644

MIDDLETON CITY OF  
 1103 W MAIN ST  
 MIDDLETON, ID 83644

NANCE BRIAN  
 409 W CONCORD ST  
 MIDDLETON ID 83644

ODEN THOR K AND MELISSA J  
 REVOCABLE LIVING TRUST  
 70 BLUE SHADOW DR  
 GARDEN VALLEY ID 83622

OTT THOMAS R  
 481 BIRCH AVE  
 MIDDLETON ID 83644

PETER HARRIS CONSTRUCTION INC  
 6951 DUNCAN LN  
 GARDEN CITY ID 83714

PETERSON BRAD A  
 320 CONCORD ST  
 MIDDLETON ID 83644

PLUMTREE SUB NEIGHBORHOOD ASSC  
 PO BOX 155  
 MIDDLETON ID 83644

RICE STEVE A  
 PO BOX 374  
 MIDDLETON ID 83644

SCHRADE DOUGLAS R  
 410 CEDAR ST  
 MIDDLETON ID 83644

SIBRIAN JOSE A  
 11108 ORCHARD AVE  
 NAMPA ID 83651

STADICK MICHELLE  
 210 NELSON CT  
 MIDDLETON ID 83644

UNRUH DAVID  
 406 CEDAR ST  
 MIDDLETON ID 83644

WINKELMAN MARTHA L  
 405 W CONCORD ST  
 MIDDLETON ID 83644

MOORE DONALD L  
 214 NELSON CT  
 MIDDLETON ID 83644



TO: City of Middleton  
ATTN: Bruce Bayne  
ADDRESS: 1103 W Main Street  
Middleton, Idaho 83644

DATE: 8/21/2020  
JOB #: 20-047  
FROM: Stephanie Leonard

RE: Concord Square Subdivision Preliminary Plat and Variance Application

Please find attached:

COPIES	DATE	PAGES	DESCRIPTION
2	8.19.20	1	Preliminary Plat
1	8.20.20	-	Preliminary Plat and Variance application and supplemental information

Transmitted By

☒ Hand Delivery      ☐ Mail      ☐ Fax  
☐ Submittal Exchange      ☐ Electronic Transfer      ☐ Pick-up

Transmittal Purpose

☐ For Your Use      ☒ For Review & Approval      ☐ For Signature  
☐ As Requested      ☐ Other: \_\_\_\_\_

Remarks

Bruce,

Please find the preliminary plat and variance application for the Concord Square Subdivision along with supplemental information as required by the application checklist, attached here.

Please let me know if you need any additional information in order to process this request.

Thank you,

Stephanie

CC: \_\_\_\_\_ Signed: 

If enclosures are not as indicated, please notify us as soon as possible.